

W-2118

May 15, 2018

Mr. Joseph Laydon, Town Planner
Grafton Municipal Center
30 Providence Road
Grafton, MA 01519

VIA REGISTERED MAIL

Re: **Request for Determination of Completeness - Brookmeadow Village Subdivision**
Klondike Road (from Taft Mill Road to Brookmeadow Lane)
Brookmeadow Lane (from Sta. 22+00 to its end at Station 37+30.60 +/-)
Drainage Easement Lots 85 & 86
Brookmeadow Village, LLC (*Developer*)
Guerriere & Halnon, Inc. (*Engineer*)

Dear Planning Board Members:

In accordance with Section 3.3.11 of the Grafton Subdivision Rules and Regulations, Guerriere & Halnon, Inc. (G&H), on behalf of Brookmeadow Village, LLC, is requesting that the Planning Board review the following information for the purpose of issuing a *Determination of Completeness (DOC)* for Klondike Road and Brookmeadow Lane (from Station 22+00 to the end at 37+30.60), as well as a Drainage Easement on Lots 85 & 86 as laid out by the Brookmeadow Village Subdivision. It is our understanding that we have met all of the applicable requirements as evidenced by the following supporting documentation. In accordance with submittal instructions, we have prepared and are ready to submit the following:

- One (1) completed *Determination of Completeness Worksheet* (2 pages) with items checked off under *Applicant* that have been submitted in this document package,
- Seven (7) *Certificates of Good Standing* form completed and signed for all remaining property currently owned by the Applicant within the Brookmeadow Village development.
- One (1) unbound packet of original documents as outlined in the Worksheet and below,

Per Section 3.3.11.2, the Public Notice (Newspaper Announcement) will be scheduled for publication in the Grafton News within 14 days of the submission of this Request. A copy of the public notice is attached. This *Request for Determination of Completeness* has been sent to both the Planning Board and Town Clerk via registered mail.

The following will be hand-delivered to your office:

- Nine (9) copies of the full submission packets for distribution,
- Three (3) full size sets of As-Built Plans (24"x36")
- Flash drive with all submission items

Please see copies of the enclosed information listed below which follows the DOC Worksheet and same numbering sequence as the Grafton Subdivision Rules and Regulations.

a) Name and address of Applicant:

Brookmeadow Village, LLC
67 Cape Road
Mendon, MA 01756

b) A compliance certificate signed under oath by the Developer and his Engineer that the development has been completed according to the Rules and Regulations of the Planning Board and the Town of Grafton's Zoning By-Laws:

See enclosed Certificate of Compliance by Brookmeadow Village, LLC (*developer*) and Guerriere & Halnon, Inc. (*engineer*) signed on March 23, 2018.

c) Copies of or reference to the requisite Inspection Forms and Reports:

Please see enclosed Graves Engineering, Inc. letter entitled "As-Built Plans, Road Acceptance Plans and Legal Descriptions Review" dated April 12, 2018. This letter states in summary that "Based upon information presented on the as-built plans and our visual observations during construction phase of the project, it appears that the project was constructed substantially in accordance with the approved plans and approved modifications..." In addition, Inspection Forms/Reports prepared by Graves Engineering, Inc. are on file at the office of the Grafton Planning Board. A request for Certificate of Compliance from the Conservation Commission has been submitted and is pending.

d) Written evidence of compliance with the Definitive Plan from the following:

- 1) *Planning Board and Superintendent of Streets as to the construction of all ways and sidewalks, and installation of street signs, traffic signs, street lighting and appurtenances, pavement, gutters and curbs, monuments, required grading and drainage, lot drainage, planting and seeding.*

Please refer to enclosed Graves Engineering, Inc. review letter dated April 12, 2018.

- 2) *The appropriate water utility as to all water mains, hydrants and appurtenances.*

Please refer to enclosed letter from the South Grafton Water District dated May 3, 2018 as written evidence of compliance which states that the South Grafton Water District has found that the water mains, hydrants and appurtenances on Brookmeadow Lane and Taft Mill Road to be in compliance and satisfactory.

- 3) *The Board of Health as to the installation of sewage disposal facilities, if applicable, or the Board of Sewer Commissioners, if applicable.*

Please refer to enclosed email dated May 8, 2018 from the Town of Grafton Waste Water Treatment Operator Brian Bavosi as written evidence of compliance. It states that he will recommend that the

Grafton Board of Sewer Commissioners accept final phase of the Brookmeadow Subdivision at their meeting to be held on June 4th 2018.

4) *The Fire Department as to the installation of the fire alarm system, if any.*

Please refer to enclosed letter from the Town of Grafton Fire Department dated May 4, 2018 which states that "this section of the development has satisfied all Fire Department requirements."

e) *As-built plan of completed street or streets, drawn on tracing cloth or other material suitable to the Planning Board, and showing all plans and profiles corrected and certified by the developer's engineer to be actual as-built locations and profiles of all streets, ways and utilities, including those installed by others, such as gas, electric, telephone, cable TV, and other companies, the location of all lines and the assigned house number for each dwelling, together with one (1) set of reproducible drawings of said as-built plan.*

Please refer to enclosed As-built Plans titled:

- As-built Plan and Profile of Land of Brookmeadow Lane Grafton, Mass, dated February 13, 2018 with a final revision date of April 11, 2018
- Plan and Profile Klondike Rd in Grafton, Mass dated February 13, 2018 with a final revision date of April 6, 2018

f) *Written request for final inspections by the Planning Board; and*

Please consider this letter as our written request for final inspections by the Planning Board.

g) *Written request for a Determination of Completeness:*

Please consider this letter as our written request for *Determination of Completeness*.

Also attached are copies of the Certificate of Compliance for the Conservation Order of Conditions and the Certificate of Compliance for the Grafton Wetland Permit.

The As-Built Plans & Profiles, Roadway Acceptance Plans, and Legal Descriptions were submitted to Graves Engineering, Inc. for review and comment. Their final review letter dated April 12, 2018 is attached. Copies of the As-Built Plans referenced in this correspondence are enclosed for your review and are listed below:

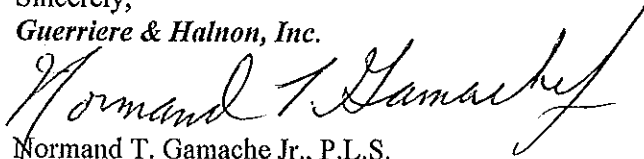
- As-Built Plan and Profile of Brookmeadow Lane in Grafton, Mass. Plan Sheets 1 and 2 by Guerriere & Halnon, Inc., scale 1"=40', dated February 13, 2018 revised thru April 6, 2018.
- As-Built Profile of Klondike Rd by Guerriere & Halnon, Inc., Sheet 1 of 1, scale 1"=40', dated February 13, 2018 revised thru April 6, 2018.

It should be noted that the finished pavement for Klondike Road and Brookmeadow Lane from 22+00 to 37+30.60 was completed on October 20, 2017. Copies of the inspection reports/forms from Graves Engineering are on file at the office of the Planning Board. Upon issuance of a *Determination of Completeness*, we will be requesting that the Planning Board waive the 18-month waiting period before issuing the Certificate of Completeness. A *Citizen's Petition* is included with this submittal. Upon issuance of the Certificate of Completeness we request that the Planning Board notify the Board of Selectmen to place an article for the subject roadways on the upcoming Fall Town Meeting Warrant.

We look forward to working with the Board and trust that the information enclosed meets the requirements for the Planning Board's Determination of Completeness. If you have any questions, please do not hesitate to contact our Whitinsville office.

Sincerely,

Guerriere & Halnon, Inc.



Normand T. Gamache Jr., P.L.S.
Professional Land Surveyor

Enclosures

CC: Grafton Town Clerk
Brookmeadow Village, LLC – letter only
Atty Joseph Antonellis – letter only



PLANNING DEPARTMENT

TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
 (508) 839-5335 x1120 • FAX (508) 839-4602
 planningdept@grafton-ma.gov
 www.grafton-ma.gov

DETERMINATION OF COMPLETENESS (DOC) WORKSHEET

(Subdivision Rules and Regulations, Section 3.3.11)

Examples noted below can be found on the Planning Department webpage: Applications & Submission Information.

Project: Brookmeadow Village MRSP# 2005-2

Contact Name: Normand Gamache, Guerriere & Hainon, Inc. Phone: 508-234-6834

Date Submitted: May 15, 2018

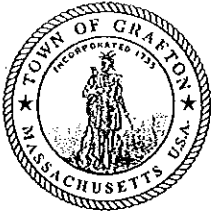
Required Information	SRR Section #	Example #	Applicant	Staff Review
Written request for Determination of Completeness <i>filed with Town Clerk (by registered mail) and Planning Board</i>	3.3.11.2	1	✓	
Newspaper announcement (Grafton News: 508 839 2259) <i>within 14 days of submitting request for DOC</i>	3.3.11.2	2A 2B	✓	
Certificate of Compliance <i>Call Grafton Planning Department or visit the web page: www.town.grafton.ma.us or by calling the office</i>	3.3.11.2.b.	3	✓	
Inspection Forms <i>i.e. Graves Engineering Construction Completeness Review; Conservation Commission Certificate of Compliance</i>	3.3.11.2.b.	4A 4B	✓	
Written Evidence of Compliance from Planning Board and Superintendent of Streets <i>i.e. Graves Engineering Construction Completeness Review</i>	3.3.11.2.d.1	4A	✓	
Written Evidence of Compliance from appropriate Water District	3.3.11.2.d.2	5A 5B	✓	
Written Evidence of Compliance from Board of Health or Board of Sewer Commissioners <i>(if applicable)</i>	3.3.11.2.d.3	6A 6B 6C	✓	
Written Evidence of Compliance from Fire Department	3.3.11.2.d.4	7	✓	
As-built plans <i>Include: Graves Engineering Acceptance Plan and As-Built Plan Review</i>	3.3.11.2.e.	8	✓	
Written Request for final inspections by Planning Board	3.3.11.2.f.		✓	
Citizen petition to Board of Selectmen for street acceptance <i>(if applicable)</i>		9	✓	



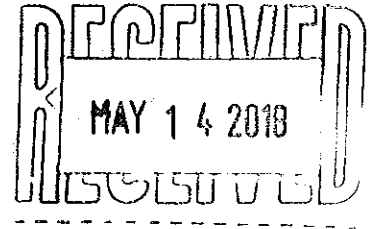
FOR PLANNING BOARD USE

Major Residential Special Permit Number: _____

Date Submitted	
Staff Review Completed	
Review Notes	
Planning Board Meeting Date(s) / Notes:	Vote:
Determination of Completeness (Section 3.3.11.3) Notice to Town Clerk and Developer within 45 days (certified mail)	Notice sent:
Determination of Incompleteness (Section 3.3.11.4) Notice to Town Clerk and Developer within 45 days(registered mail)	Notice sent:
Street Acceptance Town Meeting Date	Vote:



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www.grafton-ma.gov



TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Septic System	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Building - Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Conservation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Building - Plumbing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Board of Health	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Other	<input type="checkbox"/>	<input type="checkbox"/>

Other Permit: _____

Brookmeadow Village LLC
Petitioner Name

Brookmeadow Village LLC
Property Owner / Company Name

67 Cape Rd.
Petitioner Address

45 Brookmeadow Lane
Property Address

Mendon, Ma 01756
City, State, Zip

Grafton, MA
City, State, Zip

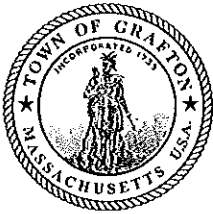
508-478-0961
Phone

Date:	Current	Delinquent	N/A
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Personal Property	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Motor Vehicle Excise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
General Billing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

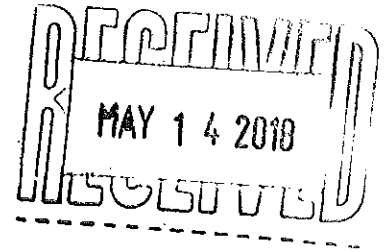
J. Haffty
Treasurer / Collector Name (please print)

J. Haffty
Treasurer / Collector Signature

5/14/18
Date



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<input type="checkbox"/> Building - Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Conservation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Building - Plumbing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Board of Health	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Other	<input type="checkbox"/>	<input type="checkbox"/>

Other Permit: _____

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Petitioner Name

67 Cape Rd.
Petitioner Address

Mendon, Ma 01756
City, State, Zip

508-478-0961
Phone

Brookmeadow Village LLC
Property Owner / Company Name

45 Brookmeadow Lane
Property Address

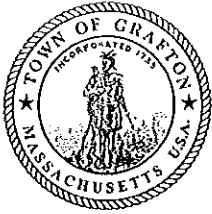
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Motor Vehicle Excise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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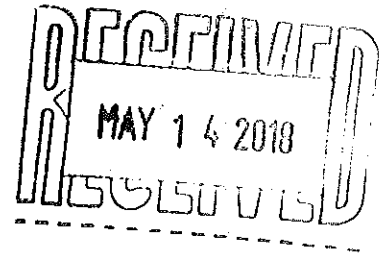
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<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	✓	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	✓	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Brookmeadow Village LLC
Petitioner Name

Brookmeadow Village LLC
Property Owner / Company Name

67 Cape Rd.
Petitioner Address

8 Brookmeadow Lane
Property Address

Mendon, Ma 01756
City, State, Zip

Grafton, MA
City, State, Zip

508-478-0961
Phone

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise			✓
Disposal			✓
General Billing			✓

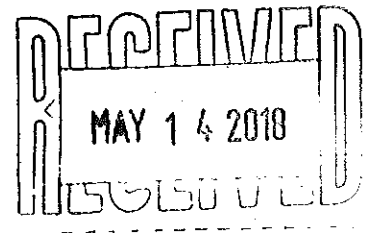
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<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Brookmeadow Village LLC
Petitioner Name

Brookmeadow Village LLC
Property Owner / Company Name

67 Cape Rd.
Petitioner Address

6 Brookmeadow Lane
Property Address

Mendon, Ma 01756
City, State, Zip

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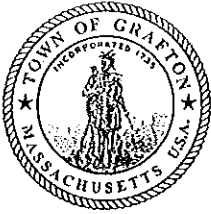
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Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise			✓
Disposal			✓
General Billing			✓

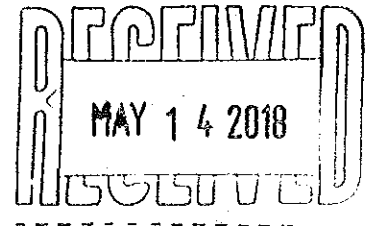
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<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	✓	_____
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Brookmeadow Village LLC
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67 Cape Rd.
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Mendon, Ma 01756
City, State, Zip

508-478-0961
Phone

Brookmeadow Village LLC
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4 Brookmeadow Lane
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Grafton, MA
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Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise			✓
Disposal			✓
General Billing			✓

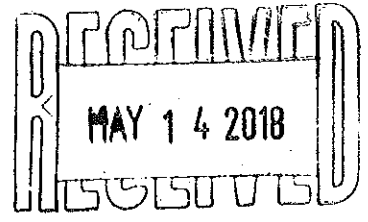
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1 Brookmeadow Lane
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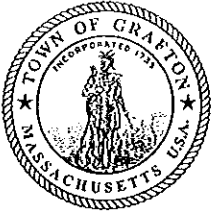
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Phone

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Real Estate	✓		
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Motor Vehicle Excise			✓
Disposal			✓
General Billing			✓

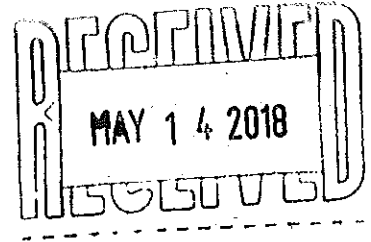
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<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	_____	_____
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Grafton, MA
City, State, Zip

508-478-0961
Phone

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise			✓
Disposal			✓
General Billing			✓

J. Haffey
Treasurer / Collector Name (please print)

J. Haffey
Treasurer / Collector Signature

5/14/18
Date

PUBLIC NOTICE

GRAFTON PLANNING BOARD

In accordance with Section 3.311.2 of the Grafton Rules and Regulations notice is hereby given that Brookmeadow Village LLC, 67 Cape Rd., Mendon, Mass 01756 has submitted a "Request for a Determination of Completeness" to the Grafton Planning Board for Brookmeadow Lane from Station 22+00 to Station 37 +30.60 and Klondike Rd. from its intersection with Taft Mill Road to its intersection with Brookmeadow Lane

Any person seeking information or wishing to issue comments on this "Request for Determination of Completeness" should contact the Town of Grafton Planning Department at 508-839-5335, extension 120



PLANNING DEPARTMENT

TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
 (508) 839-5335 x1120 • FAX (508) 839-4602
 planningdept@grafton-ma.gov
 www.grafton-ma.gov

CERTIFICATE OF COMPLIANCE
 (Subdivision Rules and Regulations, Section 3.3.11.2.b.)

NAME OF SUBDIVISION: Brookmeadow VillageSTREET NAMES: Klondike RoadBrookmeadow Lane from station 22+00 to station 37+30.60

To the Planning Board of the Town of Grafton:

We certify that to the best of our knowledge, information and belief, the site work has been done in substantial conformance with the approved

" Brookmeadow Village a Definitive Plan of a Flexible Development in Grafton, Massachusetts " plans, and in accordance with the Town of Grafton Subdivision Rules and Regulations and the Town of Grafton Zoning By-Laws.

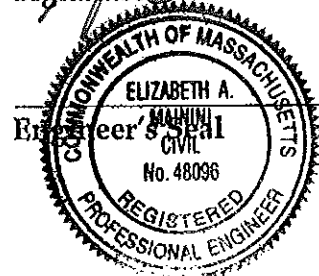
ENGINEER

Elizabeth Mainini 48096
 Name of Engineer (please print) MA REG #

Address:

333 West StreetMilford, MA 01757Phone: 508-473-6630

Elizabeth Mainini 3-28-18
 Signature Date

**DEVELOPER**Brookmeadow Village LLC.

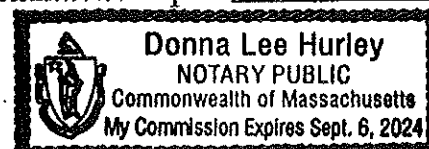
Name of Developer (please print)
 by William Gregory Burrill, its Manager

Address:

67 Cape RoadMendon, MA 01756Phone: 508-473-0961

William G. Burrill 3-28-18
 Signature Date

Donna Lee Hurley
 Notary Signature & Seal

My Commission Expires September 6, 2024

April 12, 2018

Joseph Laydon
Town Planner
Grafton Municipal Center
30 Providence Road
Grafton, MA 01519



100 GROVE ST. | WORCESTER, MA 01605

T 508-856-0321

F 508-856-0357

gravesengineering.com

**Subject: Brookmeadow Village
As-Built Plans, Road Acceptance Plans and Legal Descriptions Review**

Dear Joe:

We received the following documents in our office April 9, 2018 via e-mail:

- Plan entitled Layout Plan of Brookmeadow Lane in Grafton, MA dated February 12, 2018 and revised April 6, 2018, prepared by Guerriere & Halnon, Inc. for Brookmeadow Village, LLC. (1 sheet)
- Plan entitled Layout Plan of Klondike Road in Grafton, MA dated February 13, 2018 and last revised April 6, 2018, prepared by Guerriere & Halnon, Inc. for Brookmeadow Village, LLC. (1 sheet)

We also received the following documents in our office April 11, 2018 via e-mail:

- Plans entitled Plan and Profile of Brookmeadow Lane in Grafton, MA dated February 13, 2018 and last revised April 11, 2018 (Sheet 1) and April 6, 2018 (Sheet 2), prepared by Guerriere & Halnon, Inc. for Brookmeadow Village, LLC. (2 sheets)
- Plan entitled Plan and Profile of Klondike Road in Grafton, MA dated February 13, 2018 and last revised April 6, 2018, prepared by Guerriere & Halnon, Inc. for Brookmeadow Village, LLC. (1 sheet)
- Legal descriptions for Klondike Road and for Brookmeadow Lane Station 22+00 to Station 37+30.60, undated.
- Legal description Drainage Easement, Lots 85 & 86, undated.

We also considered for this review the following information:

- Plans entitled "Brookmeadow Village, a Definitive Plan of a Flexible Development in Grafton, Massachusetts" dated July 20, 2005, last revised December 7, 2006, prepared by Guerriere & Halnon, Inc. for Brookmeadow Village, LLC. (55 sheets)
- Plan entitled "Brookmeadow Village" Easement Plan of Land in Grafton Massachusetts dated August 13, 2013, prepared by Guerriere & Halnon, Inc. for Brookmeadow Village, LLC. (1 sheet) [Lot 85 and Lot 86 drainage easements]

Graves Engineering, Inc. (GEI) was requested to review the as-built plans, acceptance plans and legal descriptions for compliance with Rules and Regulations Governing the Subdivision of

x:\shared\projects\grafftonpb\brookmeadowvillage\docs\construction\project close-out\041218acceptasbuiltlegal.phase2.doc

Land, Grafton, Massachusetts and for substantial conformance with the approved definitive plans.

This letter is the result of GEI's review of initially-submitted and revised draft copies of the as-built plans, acceptance plans and legal descriptions as authorized by the Planning Department and coordinated between GEI and Guerriere & Halnon, Inc. This letter formally documents our review of the latest documents submitted to our office.

Our comments follow:

As-Built Plan Review

1. Based upon information presented on the as-built plans and our visual observations during the construction phase of the project, it appears that the project was constructed substantially in accordance with the approved plans and approved modifications. The as-built plans are in order.
2. GEI defers to the South Grafton Water District and Grafton Sewer Department for final approval of their respective utilities. GEI has no issues with the utilities shown.

Acceptance Plan Review

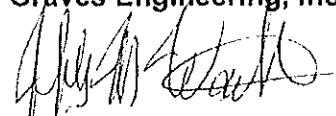
- 3.. The Acceptance Plans are in order.

Legal Descriptions

4. The draft legal descriptions are in order. GEI understands that the Worcester District Registry of Deed plan book and plan numbers must be added to the ends of the descriptions after the Acceptance Plans (aka Layout Plans) are recorded.

We trust this letter addresses your review requirements. Feel free to contact this office if you have any questions or comments.

Very truly yours,
Graves Engineering, Inc.



Jeffrey M. Walsh, P.E.
Vice President

Cc: Brian Szczurko; Grafton Engineering Department
Kevin Gallagher; Grafton Department of Public Works
Normand Gamache, Jr., PLS; Guerriere & Halnon, Inc.
Ronald Tubman, PLS; Guerriere & Halnon, Inc.
W. Greg Burrill; W.G.B. Construction



T 508-856-0321

F 508-856-0357

gravesengineering.com

Dear Joe:

These estimates supersede our previous Phase 4A, Phase 4B and Phase 4C estimates dated December 29, 2016.

- The estimates are for the proposed work within the right-of-way and grading, etc. associated with road and utility construction only. The estimates do not include any of the proposed work associated with lot development.
- The estimates are based upon a definitive plan entitled "Brookmeadow Village" dated July 20, 2005 and last revised April 23, 2007, prepared by Guerriere & Halnon, Inc.
- The estimates contain two sections: the total cost of the project and the cost of work remaining as of our last site visit.
- Phase 4A consists of Brookmeadow Lane station 22+50 to station 27+00. Phase 4A is the southwestern portion of "Phase 4" shown on Sheet 42 of the definitive plan.
- Phase 4B consists of Brookmeadow Lane station 27+00 to station 33+50 and the entire length of Klondike Road. Phase 4B is the portion of Phase 4 between the middle of Lot 18 and the lot line separating Lots 24 and 25 plus all of Klondike Road as shown on Sheet 42 of the definitive plan.
- Phase 4C consists of Brookmeadow Lane station 33+50 to the cul-de-sac ending at station 37+30. Phase 4C is the portion of Phase 4 from near the intersection of Brookmeadow Lane and Klondike Road to the end of the cul-de-sac as shown on Sheet 42 of the definitive plan.

LANDWATER • WASTEWATER • WATER • SITE DEVELOPMENT • SURVEYING

- Remaining work consists of the preparation of acceptance plans, as-built plans and draft legal descriptions, and a formal construction completeness walk-through in advance of the "Determination of Completeness" process for Phases 4A, 4B and 4C.
- There has been a 20% administration and contingency added to the estimate total for inspections, contract administration and inflation.

The purpose of our construction estimates is to provide the Grafton Planning Board with an "engineer's opinion" of the possible construction value for the project. Our estimates are based upon typical municipally-bid public works projects subject to state wage rates. We use state wage rates as the municipality will be required to pay prevailing state wage rates should they ultimately become responsible for completing the project. The rates indicated within this estimate reflect current market conditions.

In addition, the construction estimates should not be construed to be a final list of items that are not complete. At each drawdown requested by the developer, individual line items will be evaluated for completeness, unit prices may be revised to reflect the current cost of work and additional items may be added to or deleted from the estimates if needed. Streets and applicable amenities are not considered approved until they are accepted by Town vote as public streets or until the final release by the Planning Board for private streets.

If you have any questions or comments concerning these estimates, please feel free to contact our office.

Very truly yours,
Graves Engineering, Inc.



Jeffrey M. Walsh, P.E.
Vice President

Attachments (3)

cc: W. Greg Burrill; W.G.B Construction

SOUTH GRAFTON WATER DISTRICT

370 PROVIDENCE ROAD
SOUTH GRAFTON, MA 01560
Tel: 508-839-0512 Fax: 508-839-4667
TDD: 1-800-545-1833, ext. 887
E-MAIL: SGWD12@VERIZON.NET

The SGWD is an equal opportunity provider and employer. To file a complaint of discrimination, complete the USDA Program Discrimination Complaint Form found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

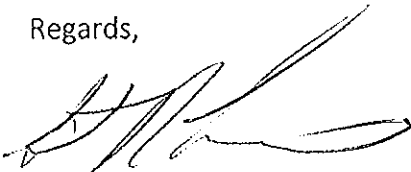
May 3, 2018

Town of Grafton
30 Providence Road
South Grafton, MA 01519

Attn: Planning Board

The South Grafton Water District has performed the final inspection of Phase II Brookmeadow Village. The installation has met with our approval.

Regards,

A handwritten signature in black ink, appearing to read 'Steven Lemoine', with a stylized flourish at the end.

Steven Lemoine
Superintendent

Norm Gamache

From: Brian Bavosi <bavosib@graffton-ma.gov>
Sent: Tuesday, May 8, 2018 8:05 AM
To: Norm Gamache
Subject: Re: Brookmeadow Village

Hi Norm,

I have reviewed the drawings and will be recommending on June 4th that The Board of Sewer Commissioners accept the final phase of the Brookmeadow Subdivision sewer system. Once the approval is granted, an approval letter will be issued to the Planning Board and Developer.

Thanks

On Mon, May 7, 2018 at 1:53 PM, Norm Gamache <NGamache@gandhengineering.com> wrote:

Brian,

I know that my client has contacted you regarding a letter from the Sewer Department for the project's Determination of Completeness. He wanted me to check in with you to find out if you have made any progress in reviewing. I know that you have a lot of things going on so I didn't want to bother you with a phone call.

Norm G

--
Brian Bavosi
Operator
Town of Grafton Wastewater Treatment Plant
9 Depot St.
Grafton, MA 01560
bavosib@graffton-ma.gov



Michael E. Gauthler
Fire Chief

TOWN OF GRAFTON FIRE DEPARTMENT

26 Upton Street • Grafton, MA 01519
508-839-4606 • Fax 508-839-8520

5/4//2018

Guerriere & Halnon, Inc.
1029 Providence Road
Whitinsville, MA 01588-2121

Ref: Determination of Completeness
Brookmeadow Village Residential Subdivision

To Whom It May Concern:

All structures within this development are required to be equipped with hardwire Fire Detectors and hardwire CO detectors.

Fire Department compliance inspections for residential subdivisions are done for each structure at the time occupancy is requested for that building. These inspections include Street signs, House numbers, Fire Detection Systems (Smoke detectors, Heat detectors, and CO detectors) Heating Systems (Oil and Propane Gas Systems). A structure would not pass its occupancy inspection without all of the above being in place.

My inspection review of the finish conditions of Brookmeadow Road from Providence Road to the end, and Klondike Rd from Brookmeadow Lane to Taft Mill Rd appears to have been constructed according to plans.

This development has satisfied all Fire Department requirements.

Sincerely,


Stephen L. Charest, *Asst. Chief*

Cc: Planning Board

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 42526
Document Type	: CERT
Recorded Date	: May 04, 2018
Recorded Time	: 09:41:12 AM
Recorded Book and Page	: 58757 / 160
Number of Pages(including cover sheet)	: 12
Receipt Number	: 1072178
Recording Fee	: \$75.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

For Registry of Deeds Use Only



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 8B – Certificate of Compliance
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

164-616

Provided by DEP

A. Project Information

Important:
 When filling out
 forms on the
 computer, use
 only the tab key
 to move your
 cursor - do not
 use the return
 key.



1. This Certificate of Compliance is issued to:

Brookmeadow Village, LLC

Name

67 Cape Road

Mailing Address

Mendon

City/Town

MA

State

01756

Zip Code

2. This Certificate of Compliance is issued for work regulated by a final Order of Conditions or Order of Resource Area Delineation issued to:

Brookmeadow Village, LLC

Name

8/7/2006 & 12/8/2013

Dated

164-616

DEP File Number

3. The project site is located at:

Providence Rd & Milford Rd

Street Address

124, 125, 131

Assessors Map/Plat Number

Grafton

City/Town

42, 49, 1&2, & 7B

Parcel/Lot Number

The final Order of Conditions or Order of Resource Area Delineation was recorded at
 the Registry of Deeds for:

Property Owner (if different)

Worcester

County

41131 &

51809

1 & 130

Page

Certificate

4. A site inspection was made in the presence of the applicant, or the applicant's agent, on:

Date



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

DEP File Number:

WPA Form 8B – Certificate of Compliance

164-616

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40.

Provided by DEP

B. Certification

Check all that apply:

- ☒ **Complete Certification:** It is hereby certified that the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.
- ☐ **Partial Certification:** It is hereby certified that only the following portions of work regulated by the above-referenced Order of Conditions have been satisfactorily completed. The project areas or work subject to this partial certification that have been completed and are released from this Order are:
- ☐ **Invalid Order of Conditions:** It is hereby certified that the work regulated by the above-referenced Order of Conditions never commenced. The Order of Conditions has lapsed and is therefore no longer valid. No future work subject to regulation under the Wetlands Protection Act may commence without filing a new Notice of Intent and receiving a new Order of Conditions.
- ☒ **Ongoing Conditions:** The following conditions of the Order shall continue: (include any conditions contained in the Final Order, such as maintenance or monitoring, that should continue for a longer period).

Condition Numbers:

See attached

- ☐ **Order of Resource Area Delineation:** It is hereby certified that the wetland resource area delineation for the above-referenced Order of Conditions has been satisfactorily completed

C. Authorization

Issued by:

Grafton

Conservation Commission

5/2/18
Date of Issuance

This Certificate must be signed by a majority of the Conservation Commission and a copy sent to the applicant and appropriate DEP Regional Office (See <http://www.mass.gov/eea/agencies/massdep/about/contacts/>).

Signatures:



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

DEP File Number:

WPA Form 8B – Certificate of Compliance

164-616

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by DEP

D. Recording Confirmation

The applicant is responsible for ensuring that this Certificate of Compliance is recorded in the Registry of Deeds or the Land Court for the district in which the land is located.

Detach on dotted line and submit to the Conservation Commission.

To:

Conservation Commission

Please be advised that the Certificate of Compliance for the project at:

Project Location

DEP File Number

Has been recorded at the Registry of Deeds of:

County

for:

Property Owner

and has been noted in the chain of title of the affected property on:

Date

Book

Page

If recorded land, the instrument number which identifies this transaction is:

If registered land, the document number which identifies this transaction is:

Document Number

Signature of Applicant

7/25/06

SPECIAL CONDITIONS

EXHIBIT 'B'

Special Conditions:

1. This document shall be included in all construction contracts, subcontracts; and specifications dealing with the work proposed and shall supersede any conflicting contract requirements. The applicant shall ensure that all contractors, subcontractors and other personnel performing the permitted work are fully aware of the permit's terms and conditions. Thereafter, the contractor will be held jointly liable for any violation of this Order resulting from failure to comply with its conditions.
2. If any changes are made in the above-described plan(s) which may or will alter an area subject to protection under the Wetlands Protection Act and the Town of Grafton bylaw, or any change(s) in activity subject to regulations under G.L. Ch. 131 §40, or the Town of Grafton local regulations, the applicant shall inquire from this Commission in writing, prior to their implementation in the field, whether the change(s) is significant enough to require the filing of a new Notice of Intent. Any errors in the plans or information submitted by the applicant shall be considered changes and the above procedures shall be followed.
3. If any changes are made to plans referenced on page 1 of this Order of Conditions as a result of review/requirements by any other local or state agency, board or commission the applicant shall submit to the Conservation Commission, prior to the start of any work on the subject property, a final set of "Construction Plans", along with a written summary of the proposed changes, and a written request to the Conservation Commission to determine whether the proposed changes will require a new Notice of Intent or an amended Order of Conditions.
4. Conditions numbered, 18, 19, 23, and 29 shall continue in force beyond the Certificate of Compliance, in perpetuity, and shall be referred to in all future deeds to this property on each Lot affected by the specific conditions(s), or any portion thereof, and in the Homeowner's Association Rules and Regulations, if any. To ensure notification to each owner regarding these perpetual conditions, a "Rider to Purchase and Sales Agreement - Notification of Wetland and Conservation Areas," (as referenced on Exhibit "A") will be signed by each first owner out acknowledging receipt of a copy of said conditions; said Rider shall be submitted to the Grafton Conservation Commission at the time of closing and prior to the issuance of a Certificate of Compliance.
5. This Order shall pertain to the roadways, utilities within the roadway layout, and associated drainage facilities. Individual lots shall require individual Notices of Intent and Orders of Conditions. Offsite improvements shall require individual Notice(s) of Intent and Order(s) of Conditions. At the time of filing for offsite improvements, cumulative impacts will be reviewed in connection with this project and may require additional review, amendments and/or conditions in connection with this Order.

7/25/06

6. Prior to any work on site, the applicant shall clearly mark the limits of work with erosion control barriers as shown on plans referenced above. In areas not requiring erosion control barriers, the applicant shall clearly mark limits of clearing (delineated on plans as proposed tree line) with either erosion control barriers or construction fencing. The applicant must obtain written approval from the Conservation Commission or its Agent of all erosion control barriers and limit of work markers prior to commencement of work. The Conservation Commission or its Agent shall inspect the erosion control barriers and limit of work markers and, upon satisfactory completion, shall issue written approval to the applicant.
7. The applicant shall check, maintain and replace erosion control barriers and limit of work markers as necessary until all construction is complete. Erosion control barriers in specific locations shall be removed earlier at the authorization/direction of the Conservation Commission or its Agent if determined to be necessary for wildlife migration/movement. Workers shall be informed that no use of machinery, storage of machinery or materials, stockpiling of soil or construction activity is to occur beyond this line at any time.
8. Under no conditions shall operation of equipment, storage of materials, stockpiling of soil, or other site disturbance take place on the wetland side of the limit of work line, nor shall stockpiling or storage of fill or materials take place within 25 feet of the limit of work line. Soil stockpiles must be stabilized or covered at the end of each workday. Stockpile side slopes shall not be greater than 1:1. All stockpiles shall be surrounded by erosion control barriers.
9. The applicant shall designate a qualified erosion control monitor, approved in writing by the Conservation Commission, to oversee any emergency placement of controls and regular inspection or replacement of erosion and sedimentation control devices. The name and phone number of the monitor must be provided to the Commission in the event that this person has to be contacted, due to an emergency at the site, during any 24 hour period, including weekends. The applicant shall give the erosion control monitor authority to stop construction for erosion control purposes. The erosion control monitor will be responsible for inspecting all such devices and overseeing cleaning and the proper disposal of waste products. Cleaning shall include removal of any entrapped silt as necessary. The applicant shall implement the recommendations of the erosion control monitor.
10. The applicant shall require the erosion control monitor to inspect all erosion control devices and limit of work markers at least weekly, and within 24 hours of each ½ inch or greater rain event until the completion of the work. The erosion control monitor shall also inspect down-gradient resource areas, any visible culverts, and/or installed drainage structures for evidence of silt/erosion. All areas of previously completed construction shall be inspected for stabilization. The erosion control monitor shall prepare and submit to the Conservation Commission monthly reports. The reports must document the dates and times of inspections, any conditions found that required maintenance, actions taken, and any recommendations for future actions.
11. The applicant shall maintain an adequate stockpile of erosion control materials on site at all times for emergency or routine replacement. Such materials shall be accessible and shall include materials to repair or replace silt fences, hay bales, erosion control blankets, stone riprap, filter berms, polymer logs, or any other devices planned for use during construction.

7/25/06

12. All equipment shall be operated, parked, and maintained so as to limit alterations of resource areas and buffer zone to those areas clearly identified on the plans and demarcated in the field by the flagging and construction barriers as installed. No equipment is to enter or cross wetland resource areas at any time unless the location of disturbance is marked on the plans referenced in this Order and flagged in the field.
13. Loaming and seeding will occur immediately (within 7 days of final grading), weather permitting, on a house by house and road phase by road phase basis. Barren areas must be stabilized by hydroseeding and tackifier if work on the project is interrupted for more than 30 days, unless the 30 days are in the winter. If this winter condition should occur, the applicant shall request a determination from the Commission as to whether seeding or an alternative measure should be conducted. Seed stock to restore project denuded areas shall emphasize the natural flora and be of proven value to local wildlife.
14. The wetland replications shall be performed as specified in the Wetland Replication Procedure narrative as it appears on the Erosion control Plan (NOI Sheet 1) prepared by Guerriere & Halnon, Inc. unless specified otherwise in this Order. "New England Wetland Plants Wetmix" shall be used for seeding replication areas. The Commission reserves the right to require additional plantings to ensure achievement of 75% cover of wetland plant species within two full growing seasons, as specified in 310 CMR 10.55 (4) (b) and local bylaw and regulation. The preparation and planting of replication areas shall be completed in conjunction with, or as soon as is practicable following, alteration of wetlands being replaced, but in no event later than 30 days after alteration. Once a wetland alteration has commenced, no other work is to be commenced on site until replication area is completed.
15. The applicant shall be responsible to repair restore and/or replace any damage caused as a direct result of this project to any jurisdictional resource areas. Sedimentation or erosion into these areas shall be considered damage to wetland resource areas. If sediment reaches these areas the Commission shall be contacted immediately and the applicant shall submit a plan for abatement of the problem and proposed restoration/mitigation measures within ten days for approval by the Commission. The applicant shall implement the measures immediately upon approval.
16. Equipment for fuel storage and refueling operations shall be located in an upland area greater than 100 feet from the limits of wetland resource areas.
17. Prior to start of construction, as part of the Planning Board bond, the Conservation Commission will require that such bond includes sufficient funds for the restoration of resource areas until issuance of the Certificate of Compliance and Final Release. The amount of funds required for this purpose will be determined and approved by the Conservation Commission prior to the issuance of said bond.
18. No fertilizers, herbicides or pesticides are allowed outside of dwellings within the buffer zone. The use of fertilizers will be limited on each lot within the development. This condition will not expire with the issuance of a Certificate of Compliance. The applicant shall include deed restrictions prohibiting the use of fertilizers, herbicides or pesticides outside of dwellings within

7/25/06

the buffer zone and limiting the amount of fertilizer on each house lot, or portion thereof, outside the buffer zone to 27 lb/year or 3 lbs/1,000SF/year (or an equivalent amount of liquid fertilizer) whichever is less, of 10-10-10 fertilizer.

19. A minimum 25-foot undisturbed buffer area shall be maintained along the upland edge of all resource areas during and after construction except as otherwise indicated on plans referenced herein. This condition does not expire with the issuance of a Certificate of Compliance.
20. After completion of work, but prior to occupancy of dwelling units within the 100-foot buffer zone, the applicant shall permanently mark the edge of the wetland 25-foot no-disturb areas to ensure no further inadvertent encroachment into the wetland. Signs marking the 25-foot no-disturb buffer will be placed at intervals of not more than 20' apart. Each sign shall be a minimum of 4 inches in diameter and shall be constructed of rugged, weather-resistant material. Each sign shall be mounted on a secure post at a height of one to five feet above ground. Each sign shall be printed with the words: "PROTECTED NO-DISTURB WETLAND BUFFER." These signs are to ensure notification and recognition of and respect for, wetland boundaries. The applicant shall instruct all agents to explain these markers to buyers/lessors, assignees, landscapers, homeowner's association and all persons taking over the property from the applicant.
21. A pre-construction meeting will take place with all parties involved. The applicant shall contact the Grafton Conservation Commission to schedule this meeting prior to construction.
22. The NPDES Pollution Prevention Plan will be kept on site at all times. A copy of the NPDES facility permit notification and the SWPP Plan will be submitted to Conservation Commission prior to commencement of work on site.
23. All areas shown on plans as outside of the "limit of disturbance" are to be left in natural state, except as otherwise permitted herein or in subsequent Order of Conditions issued by the Conservation Commission.
24. Groundwater recharge shall not be concentrated to one area, but shall be distributed where possible to multiple areas throughout the site. Roof runoff must be recharged on each individual lot wherever field conditions make it possible.
25. Except as noted below, work will be sequenced according to the Phasing Plans and narrative referenced on Exhibit A of this Order. At no time will land disturbance in excess of 8.6 cumulative acres be allowed at any given time for the roadway and infrastructure phases (with the exception of the concurrent construction of 8.6 acres for Brookmeadow Lane and 5.1 acres for Taft Hill Road). At no time will land disturbance in excess of 5 cumulative acres be allowed at any given time for house lot phases. Previously disturbed areas must be stabilized (with either permanent or temporary stabilization measures) prior to disturbance of additional areas. Slopes steeper than 2:1 shall be stabilized with erosion control matting. Slopes greater than 3:1 will be stabilized with tackifier as well as seeding. Phasing sequences must be deemed temporarily or permanently stable, by the Grafton Conservation Commission or its Agent, prior to stumping and grubbing subsequent phasing sequences.

7/25/06

26. Temporary sediment trapping devices must not be removed until permanent stabilization is established in all contributory drainage areas. Stabilization must be established prior to converting sediment traps/basins into permanent (post-construction) stormwater management facilities. All facilities used as temporary measures shall be cleaned prior to being put into final operation.
27. All temporary erosion and sediment control measures shall be removed after final site stabilization and prior to issuance of a Certificate of Compliance. Disturbed soil areas resulting from removal of temporary measures shall be permanently stabilized within 30 days of removal.
28. The applicant shall maintain all stormwater management facilities as described in the Brookmeadow Village, Grafton MA Stormwater Management System Operation and Maintenance Plan as set out in the Revised Stormwater Management Report dated April 24, 2006, until Town accepts roads and drainage. The applicant shall submit annual reports to the Conservation Commission indicating maintenance performed and the contractor that performed the work until the issuance of a final Certificate of Compliance. All maintenance, including street sweeping, shall be performed by the applicant as set out in the Operation and Maintenance Plan until Town accepts roads and drainage.
29. No sodium-based deicing products will be used on roadways or common driveways. This condition will not expire with the issuance of a Certificate of Compliance. Applicant will install signs acceptable to Planning Board standards designating "No-Sodium Area."
30. A Monitoring Plan with action levels for tested substances as set out in narrative "Brookmeadow Village Monitoring Plan", dated July 13, 2005, is to be submitted to Conservation Commission for approval after 1 year of quarterly baseline testing. The first quarterly samples must be taken prior to commencement of construction. The Monitoring Plan must be submitted within 90 days of completion of first year's quarterly testing. Testing points will as shown on "Groundwater Monitoring Plan at Brookmeadow Village" dated September 2, 2005.
31. Applicant shall notify Conservation Commission at such time that Conservation Restriction or Deed has been submitted to Selectboard for approval according to the terms of the Special Permit. Prior to the commencement of the construction on Phase 5, a signed deed must be submitted to Town deeding open space, OR the Conservation Restriction documentation must be submitted to the Commonwealth of Massachusetts, Department of Conservation and Recreation.
32. No perchlorate blasting agents are to be used onsite or off-site in connection with this project.
33. Walking trails as shown on above referenced plans are conceptual and approximate. Trails will be field located and verified by Commission and/or its Agent prior to construction. Detailed plans showing location of trails must be submitted to Conservation Commission for written approval prior to construction on any house lots. Applicant shall

7/25/05

request a decision from the Commission prior to trail construction as to whether field-located trails within wetlands or other resource areas, or within 25-foot no-disturb zone may require new or amended Orders of Conditions. Construction of trails within Open Space must be completed prior to commencement of Phase 5. Construction of balance of trails and placement of signs identifying trails at trail head(s) and at intersections with roadways is to be completed prior to or concurrently with construction of each phase in which trails are located and completed in entirety prior to the issuance of the Certificate of Compliance. Trails are to be constructed according to the "Trail Building Guidelines for Brookmeadow Village" dated September 15, 2005 and prepared by Grafton Land Trust, Inc.

34. Prior to the development of house lots in Phase 5, applicant shall submit a Notice of Intent for all Lots abutting loop road "C," with plans detailing limits of clearing, grading, utilities, and all proposed work for Phases 4 and 5. Plans shall show corridors of undisturbed natural vegetation easements a minimum of 20' wide between all lots, except for designated stockpile area, (or as otherwise approved by Commission) for the specific purpose of providing migration corridors for wildlife.
35. Timing of construction of upper loop road "C" and abutting Lots is to be approved in writing by Commission or Agent because of sensitivity of vernal pool habitat and migration of amphibians. The Commission may require applicant to work within specific time periods. Applicant will install erosion control barriers in accordance with specific conditions imposed by the Commission at the time of installation.

16
ATTEST: WONG, Anthony J. Vignone, Register

BROOKMEADOW VILLAGE/DEP File No. 164-616/Grafton Wetlands Permit No. 463 (amended) 12/8/2013
EXHIBIT A Page 1 of 2

EXHIBIT 'A'

ADDITIONAL SPECIAL CONDITIONS FOR AMENDED ORDER/PERMIT

Special Conditions:

1. This Amended Order of Conditions is intended to revise the original Order of Conditions and original Bylaw Permit issued August 7, 2006 (Recorded 5/10/2007 Book: 41131 Page: 1), by amending the Master Grading Plan of loop road "C" and Lots 75-90 on the following sheet of the plans entitled "Master Grading Plan Lots 75-90 in Brookmeadow Village in Grafton Massachusetts", dated 10/10/2013, consisting of 1 sheet.
2. The above referenced plan is intended to satisfy condition Number 35 in the original Order of Conditions regarding Lots abutting loop road "C," with plans detailing limits of clearing, grading, utilities, and all proposed work for Phases 4 and 5. Corridors of undisturbed natural vegetation (and in some cases, corridors of restored native vegetation) easements as shown on said plans are for the specific purpose of providing migration corridors for wildlife. A deed restriction must be placed on the deed for each Lot having such corridor/ easement. Prior to February 8, 2014, Restrictive/Wildlife Easement wording must be submitted by Applicant and approved by Commission and Town Counsel on any Lot where such an easement is shown. The Conservation Commission shall review migration corridor easements to confirm dimensions and ensure that they correspond with approved plans. A deed (or deeds) conveying all migration corridor easements must be approved and recorded no later than the recording of the first deed affected by any of said easements. Notification of said easement shall be added, where appropriate, to the required "Purchase and Sales Agreement" notification currently required on all Lots.
3. Timing of construction of Klondike Road and abutting Lots is limited as follows because of sensitivity of vernal pool habitat and migration of amphibians: a) Erosion control in this area is to be staggered, with gaps every 100' and must be approved by Conservation Commission or Agent prior to start of construction. Applicant will install erosion control barriers in accordance with specific conditions imposed by the Commission at the time of installation. b) Daily construction hours shall be limited to 7:00 am -- 4:30 p.m. during migration period from March 1st to April 30th. c) Clearing and grubbing is prohibited from March 1st through April 30th.
Filings for individual lots requiring separate Order of Conditions will be submitted and reviewed individually and may have additional/ varying conditions which will be determined at that time.
4. Four "caution" traffic-type signs shall be installed within the right-of-way as a warning to motorists regarding amphibian migration to protect vernal pool habitat. Signs must indicate migration period (March-April). They must be visible from the roadway and installed at intersections within the roadway right-of-way. Dimensions, placement, and wording for signs are to be approved by Commission or Agent prior to installation. Sign must be installed no later than March 1, 2014.

BROOKMEADOW VILLAGE/DEP File No. 164-616/Grafton Wetlands Permit No. 463 (amended) 12/8/2013
EXHIBIT A Page 2 of 2

5. The applicant shall permanently mark the boundary of the Open Space adjacent to each Lot. Granite bounds shall be placed at points of direction change per Planning Board specifications, except where points of direction change are located **within** wetlands. Metal rebar is to be used to mark Open Space boundary at points of direction change **within** wetlands. Bounds and rebar must be installed prior to the issuance of a Certificate of Compliance. Signs marking the Open Space boundary will be placed at intervals of not more than 50' apart, with the provision that at least one sign is placed at boundary with each Lot. Open Space signs will be installed prior to start of house construction on each Lot. Each sign shall be a minimum of 4 inches in diameter and shall be constructed of rugged, weather-resistant material. Each sign shall be mounted on a secure post at a height of one to five feet above ground or on a substantial hardwood canopy tree no less than 6" dbh (diameter at breast height). Each sign shall be printed with the words: "LIMIT OF OPEN SPACE." These signs are to ensure notification of Open Space boundaries. The applicant shall instruct all agents to explain these markers to buyers/lessees, assignees, landscapers, homeowner's association and all persons taking over the property from the applicant. The bounds/rebar/signs shall not be removed or relocated without written authorization from the Grafton Conservation Commission. This is an ongoing condition that shall not expire with the issuance of a Certificate of Compliance.
6. All other terms and conditions set out in the original Order of Conditions and original Bylaw Permit issued August 7, 2006, any amendments thereto and minor project change approvals shall remain in full force and effect.
7. The expiration date for this Order and Permit is August 7, 2015, due to automatic extensions pertaining to the Permit Extension Acts of 2010 & 2012.

ATTEST: WORC. Anthony J. Vigliotti, Register

ATTEST: WORC Anthony J. Vigliotti, Register

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

Document Number	: 42527
Document Type	: CERT
Recorded Date	: May 04, 2018
Recorded Time	: 09:41:12 AM
Recorded Book and Page	: 58757 / 172
Number of Pages(including cover sheet)	: 11
Receipt Number	: 1072178
Recording Fee	: \$75.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717



Grafton Conservation Commission

GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD

GRAFTON, MASSACHUSETTS 01519

Phone: (508) 839-5335 ext. 1138 • FAX: (508) 839-4602

www.grafton-ma.gov • concom@grafton-ma.gov

Form 8B: Certificate of Compliance
Grafton Wetlands Protection Bylaw & Regulations

Rev. 5/16

Pg. 1 of 2

Grafton Wetlands Permit #: **463**

Project Location: **Providence Rd & Millford Rd**

Assessor's Map #: **124, 125, 131**

Lot #: **42, 49, 1&2,
7B**

To: **Brookmeadow Village, LLC**

Address: **67 Cape Road
Mendon, MA 01756**

This Certificate of Compliance is issued for work regulated by a Grafton Wetlands Bylaw

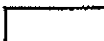
Permit issued by the Grafton Conservation Commission to

Brookmeadow Village, LLC

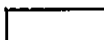
dated **8/7/2006 & 12/8/2013**



Complete Certification: It is hereby certified that the work regulated by the above-referenced Grafton Wetlands Bylaw Permit has been satisfactorily completed.



Partial Certification: It is hereby certified that only the following portions of the work regulated by the above-referenced Grafton Wetlands Bylaw Permit have been satisfactorily completed. The project areas or work that have been completed and are released from this Grafton Wetlands Bylaw Permit are:



Invalid Grafton Wetlands Bylaw Permit: It is hereby certified that the work regulated by the above-referenced Grafton Wetlands Bylaw Permit never commenced. The Permit has lapsed and is therefore no longer valid. No future work subject to regulation under the Bylaw may commence without filing a new application and receiving a new Permit.



Ongoing Conditions: The following conditions of the Permit shall continue:

See attached

The applicant is responsible for ensuring that this Certificate of Compliance is recorded at the Registry of Deeds or the Land Court for the district in which the land is located. After recording, submit a copy of the page containing the registry bar code label to the Conservation Commission office.

The Permit was recorded in:

Book: **41131 &
51869**

Page: **17 & 142**



Grafton Conservation Commission

GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD

GRAFTON, MASSACHUSETTS 01519

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Form 8B

Pg. 2 of 2

Grafton Wetlands Permit #:

463

Project Location:

Providence Rd & Milford Rd

Issued by:

Grafton Conservation Commission

Date of Issuance:

5/2/18

Signatures:

Three handwritten signatures are written on the left side of the signature line, which consists of three horizontal lines.

Two handwritten signatures are written on the right side of the signature line, which consists of three horizontal lines.

A Certificate of Compliance must be signed by a majority of the Conservation Commission.

7/25/06

SPECIAL CONDITIONS

EXHIBIT 'B'

Special Conditions:

1. This document shall be included in all construction contracts, subcontracts, and specifications dealing with the work proposed and shall supersede any conflicting contract requirements. The applicant shall ensure that all contractors, subcontractors and other personnel performing the permitted work are fully aware of the permit's terms and conditions. Thereafter, the contractor will be held jointly liable for any violation of this Order resulting from failure to comply with its conditions.
2. If any changes are made in the above-described plan(s) which may or will alter an area subject to protection under the Wetlands Protection Act and the Town of Grafton bylaw, or any change(s) in activity subject to regulations under G.L. Ch. 131 §40, or the Town of Grafton local regulations, the applicant shall inquire from this Commission in writing, prior to their implementation in the field, whether the change(s) is significant enough to require the filing of a new Notice of Intent. Any errors in the plans or information submitted by the applicant shall be considered changes and the above procedures shall be followed.
3. If any changes are made to plans referenced on page 1 of this Order of Conditions as a result of review/requirements by any other local or state agency, board or commission the applicant shall submit to the Conservation Commission, prior to the start of any work on the subject property, a final set of "Construction Plans", along with a written summary of the proposed changes, and a written request to the Conservation Commission to determine whether the proposed changes will require a new Notice of Intent or an amended Order of Conditions.
4. Conditions numbered 18, 19, 23, and 29 shall continue in force beyond the Certificate of Compliance, in perpetuity, and shall be referred to in all future deeds to this property on each Lot affected by the specific conditions(s), or any portion thereof, and in the Homeowner's Association Rules and Regulations, if any. To ensure notification to each owner regarding these perpetual conditions, a "Rider to Purchase and Sales Agreement - Notification of Wetland and Conservation Areas," (as referenced on Exhibit "A") will be signed by each first owner on acknowledging receipt of a copy of said conditions; said Rider shall be submitted to the Grafton Conservation Commission at the time of closing and prior to the issuance of a Certificate of Compliance.
5. This Order shall pertain to the roadways, utilities within the roadway layout, and associated drainage facilities. Individual lots shall require individual Notices of Intent and Orders of Conditions. Offsite improvements shall require individual Notice(s) of Intent and Order(s) of Conditions. At the time of filing for offsite improvements, cumulative impacts will be reviewed in connection with this project and may require additional review, amendments and/or conditions in connection with this Order.

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6. Prior to any work on site, the applicant shall clearly mark the limits of work with erosion control barriers as shown on plans referenced above. In areas not requiring erosion control barriers, the applicant shall clearly mark limits of clearing (delineated on plans as proposed tree line) with either erosion control barriers or construction fencing. The applicant must obtain written approval from the Conservation Commission or its Agent of all erosion control barriers and limit of work markers prior to commencement of work. The Conservation Commission or its Agent shall inspect the erosion control barriers and limit of work markers and, upon satisfactory completion, shall issue written approval to the applicant.
7. The applicant shall check, maintain and replace erosion control barriers and limit of work markers as necessary until all construction is complete. Erosion control barriers in specific locations shall be removed earlier at the authorization/direction of the Conservation Commission or its Agent if determined to be necessary for wildlife migration/movement. Workers shall be informed that no use of machinery, storage of machinery or materials, stockpiling of soil or construction activity is to occur beyond this line at any time.
8. Under no conditions shall operation of equipment, storage of materials, stockpiling of soil, or other site disturbance take place on the wetland side of the limit of work line, nor shall stockpiling or storage of fill or materials take place within 25 feet of the limit of work line. Soil stockpiles must be stabilized or covered at the end of each workday. Stockpile side slopes shall not be greater than 1:1. All stockpiles shall be surrounded by erosion control barriers.
9. The applicant shall designate a qualified erosion control monitor, approved in writing by the Conservation Commission, to oversee any emergency placement of controls and regular inspection or replacement of erosion and sedimentation control devices. The name and phone number of the monitor must be provided to the Commission in the event that this person has to be contacted, due to an emergency at the site, during any 24 hour period, including weekends. The applicant shall give the erosion control monitor authority to stop construction for erosion control purposes. The erosion control monitor will be responsible for inspecting all such devices and overseeing cleaning and the proper disposal of waste products. Cleaning shall include removal of any entrapped silt as necessary. The applicant shall implement the recommendations of the erosion control monitor.
10. The applicant shall require the erosion control monitor to inspect all erosion control devices and limit of work markers at least weekly, and within 24 hours of each ½ inch or greater rain event until the completion of the work. The erosion control monitor shall also inspect down-gradient resource areas, any visible culverts, and/or installed drainage structures for evidence of silt/erosion. All areas of previously completed construction shall be inspected for stabilization. The erosion control monitor shall prepare and submit to the Conservation Commission monthly reports. The reports must document the dates and times of inspections, any conditions found that required maintenance, actions taken, and any recommendations for future actions.
11. The applicant shall maintain an adequate stockpile of erosion control materials on site at all times for emergency or routine replacement. Such materials shall be accessible and shall include materials to repair or replace silt fences, hay bales, erosion control blankets, stone riprap, filter berms, polymer logs, or any other devices planned for use during construction.

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12. All equipment shall be operated, parked, and maintained so as to limit alterations of resource areas and buffer zone to those areas clearly identified on the plans and demarcated in the field by the flagging and construction barriers as installed. No equipment is to enter or cross wetland resource areas at any time unless the location of disturbance is marked on the plans referenced in this Order and flagged in the field.
13. Loaming and seeding will occur immediately (within 7 days of final grading), weather permitting, on a house by house and road phase by road phase basis. Barren areas must be stabilized by hydrosceding and tackifier if work on the project is interrupted for more than 30 days, unless the 30 days are in the winter. If this winter condition should occur, the applicant shall request a determination from the Commission as to whether seeding or an alternative measure should be conducted. Seed stock to restore project denuded areas shall emphasize the natural flora and be of proven value to local wildlife.
14. The wetland replications shall be performed as specified in the Wetland Replication Procedure narrative as it appears on the Erosion control Plan (NOI Sheet 1) prepared by Guerriero & Halnon, Inc. unless specified otherwise in this Order. "New England Wetland Plants Wetmix" shall be used for seeding replication areas. The Commission reserves the right to require additional plantings to ensure achievement of 75% cover of wetland plant species within two full growing seasons, as specified in 310 CMR 10.55 (4) (b) and local bylaw and regulation. The preparation and planting of replication areas shall be completed in conjunction with, or as soon as is practicable following, alteration of wetlands being replaced, but in no event later than 30 days after alteration. Once a wetland alteration has commenced, no other work is to be commenced on site until replication area is completed.
15. The applicant shall be responsible to repair restore and/or replace any damage caused as a direct result of this project to any jurisdictional resource areas. Sedimentation or erosion into these areas shall be considered damage to wetland resource areas. If sediment reaches these areas the Commission shall be contacted immediately and the applicant shall submit a plan for abatement of the problem and proposed restoration/mitigation measures within ten days for approval by the Commission. The applicant shall implement the measures immediately upon approval.
16. Equipment for fuel storage and refuelling operations shall be located in an upland area greater than 100 feet from the limits of wetland resource areas.
17. Prior to start of construction, as part of the Planning Board bond, the Conservation Commission will require that such bond includes sufficient funds for the restoration of resource areas until issuance of the Certificate of Compliance and Final Release. The amount of funds required for this purpose will be determined and approved by the Conservation Commission prior to the issuance of said bond.
18. No fertilizers, herbicides or pesticides are allowed outside of dwellings within the buffer zone. The use of fertilizers will be limited on each lot within the development. This condition will not expire with the issuance of a Certificate of Compliance. The applicant shall include deed restrictions prohibiting the use of fertilizers, herbicides or pesticides outside of dwellings within

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the buffer zone and limiting the amount of fertilizer on each house lot, or portion thereof, outside the buffer zone to 27 lb/year or 3 lbs/1,000SF/year (or an equivalent amount of liquid fertilizer) whichever is less, of 10-10-10 fertilizer.

- (19) A minimum 25-foot undisturbed buffer area shall be maintained along the upland edge of all resource areas during and after construction except as otherwise indicated on plans referenced herein. This condition does not expire with the issuance of a Certificate of Compliance.
20. After completion of work, but prior to occupancy of dwelling units within the 100-foot buffer zone, the applicant shall permanently mark the edge of the wetland 25-foot no-disturb areas to ensure no further inadvertent encroachment into the wetland. Signs marking the 25-foot no-disturb buffer will be placed at intervals of not more than 20' apart. Each sign shall be a minimum of 4 inches in diameter and shall be constructed of rugged, weather-resistant material. Each sign shall be mounted on a secure post at a height of one to five feet above ground. Each sign shall be printed with the words: "PROTECTED NO-DISTURB WETLAND BUFFER." These signs are to ensure notification and recognition of and respect for, wetland boundaries. The applicant shall instruct all agents to explain these markers to buyers/lessors, assignees, landscapers, homeowner's association and all persons taking over the property from the applicant.
21. A pre-construction meeting will take place with all parties involved. The applicant shall contact the Grafton Conservation Commission to schedule this meeting prior to construction.
22. The NPDES Pollution Prevention Plan will be kept on site at all times. A copy of the NPDES facility permit notification and the SWPP Plan will be submitted to Conservation Commission prior to commencement of work on site.
- (23) All areas shown on plans as outside of the "limit of disturbance" are to be left in natural state, except as otherwise permitted herein or in subsequent Order of Conditions issued by the Conservation Commission.
24. Groundwater recharge shall not be concentrated to one area, but shall be distributed where possible to multiple areas throughout the site. Roof runoff must be recharged on each individual lot wherever field conditions make it possible.
25. Except as noted below, work will be sequenced according to the Phasing Plans and narrative referenced on Exhibit A of this Order. At no time will land disturbance in excess of 8.6 cumulative acres be allowed at any given time for the roadway and infrastructure phases (with the exception of the concurrent construction of 8.6 acres for Brookmeadow Lane and 5.1 acres for Taft Hill Road). At no time will land disturbance in excess of 5 cumulative acres be allowed at any given time for house lot phases. Previously disturbed areas must be stabilized (with either permanent or temporary stabilization measures) prior to disturbance of additional areas. Slopes steeper than 2:1 shall be stabilized with erosion control matting. Slopes greater than 3:1 will be stabilized with tackifier as well as seeding. Phasing sequences must be deemed temporarily or permanently stable, by the Grafton Conservation Commission or its Agent, prior to stumping and grubbing subsequent phasing sequences.

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26. Temporary sediment trapping devices must not be removed until permanent stabilization is established in all contributory drainage areas. Stabilization must be established prior to converting sediment traps/basins into permanent (post-construction) stormwater management facilities. All facilities used as temporary measures shall be cleaned prior to being put into final operation.
27. All temporary erosion and sediment control measures shall be removed after final site stabilization and prior to issuance of a Certificate of Compliance. Disturbed soil areas resulting from removal of temporary measures shall be permanently stabilized within 30 days of removal.
28. The applicant shall maintain all stormwater management facilities as described in the Brookmeadow Village, Grafton MA Stormwater Management System Operation and Maintenance Plan as set out in the Revised Stormwater Management Report dated April 24, 2006, until Town accepts roads and drainage. The applicant shall submit annual reports to the Conservation Commission indicating maintenance performed and the contractor that performed the work until the issuance of a final Certificate of Compliance. All maintenance, including street sweeping, shall be performed by the applicant as set out in the Operation and Maintenance Plan until Town accepts roads and drainage.
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16
ATTEST: WENDY A. VIGOR, Registrar

BROOKMEADOW VILLAGE/DEP File No. 164-616/Grafton Wetlands Permit No. 463 (amended) 12/8/2013
EXHIBIT A Page 1 of 2

EXHIBIT 'A'

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BROOKMEADOW VILLAGE/DEP File No. 164-616/Grafton Wetlands Permit No. 463 (amended) 12/8/2013
EXHIBIT A Page 2 of 2

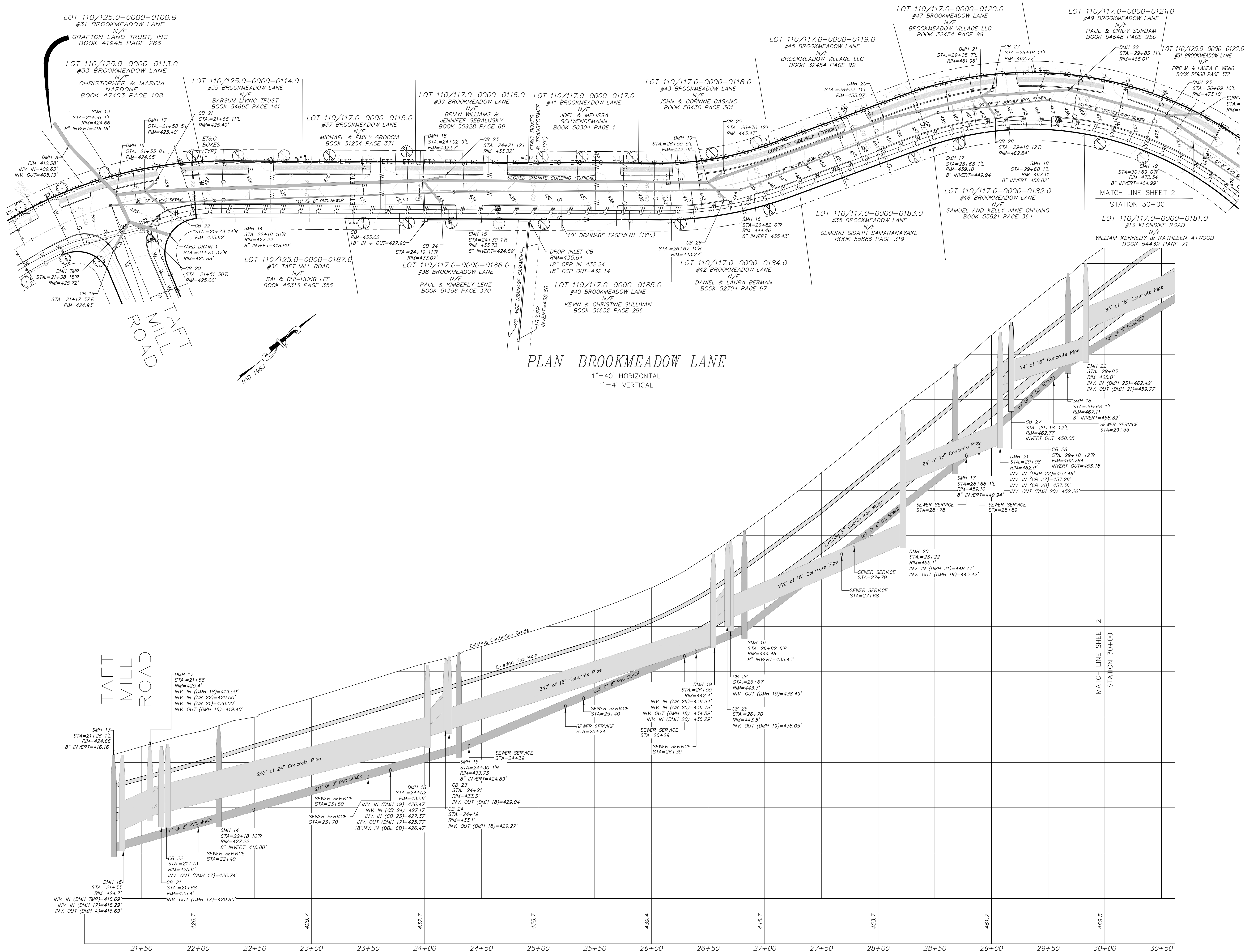
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ATTEST: WORC. Anthony J. Vigliotti, Register

ATTEST: WORC Anthony J. Vigliotti, Register

To see if the Town will vote to accept the roadways and associated utilities and easements known as Klondike Road and a portion of Brookmeadow Lane from Station 22 +00 to its end at Station 37+30.60, as petitioned for by more than ten (10) registered voters of the Town, or take any other action relative thereto.

<u>Name</u>	<u>Address</u>	<u>Signature</u>
Marie Ogar	7 Taft Mill Rd, South	Marie Ogar
Bob Ogar	7 Taft Mill Rd Sgm	Bob Ogar
Karla Hentscher	12 Brookmeadow Ln.	Karla Hentscher
John Porcell	12 Brookmeadow	John Porcell
Scott Conway	18 Brookmeadow	Scott Conway
Joe Kagan	4 Taft Mill	Joe Kagan
Tracy Axelson	13 Klondike Rd	Tracy Axelson
Eric Wong	51 Brookmeadow	Eric Wong
Laura Wong	51 Brookmeadow	Laura Wong
Alissa Foltz	59 Brookmeadow Ln.	Alissa Foltz
Dan Foltz	59 Brookmeadow Ln.	Dan Foltz
Cindy Sordam	49 Brookmeadow Ln.	Cindy Sordam
Bob Sordam	49 Brookmeadow Ln.	Bob Sordam
Kevin Sordam	49 Brookmeadow Ln.	Kevin Sordam



- LEGEND
- * = FENCE
 - ☐ = TELEPHONE BOX
 - ☐ = CATV BOX
 - ☐ = ELECTRIC BOX
 - ☐ = CATCH BASIN
 - ☐ = DRAIN MANHOLE
 - ☐ = SEWER MANHOLE
 - ☐ = FIRE HYDRANT
 - ☐ = WATER VALVE
 - ☐ = WATER SERVICE SHUTOFF
 - ☐ = GAS VALVE
 - ☐ = GAS SERVICE SHUTOFF
 - ☐ = LIGHT
 - ☐ = UTILITY POLE
 - S— = SEWER LINE
 - W— = WATER LINE-DI
 - D— = DRAIN LINE
 - U— = UNDERDRAIN
 - GAS— = GAS LINE
 - ETC— = ELEC/CABLE/TELEPHONE
 - ☐ = LIGHT POLE
 - ☐ = TRANSFORMER
 - ☐ = MAIL BOX
 - ☐ = SEWER VENT
 - ☐ = 2" CAL TREE
 - LA = LANDSCAPED AREA
 - ND = NO DISTURB ZONE
 - WQMH = WATER QUALITY MANHOLE
 - ☐ = DROP INLET
 - ☐ = STREET SIGN

NOTES:

ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

SEWER LINES ARE PVC UNLESS NOTED OTHERWISE

DRAIN LINES ARE 12" REINFORCED CONCRETE UNLESS NOTED OTHERWISE

WATER LINES ARE 8" DUCTILE IRON UNLESS NOTED OTHERWISE

WATER SERVICES ARE 1" POLYETHYLENE UNLESS NOTED OTHERWISE

UNDERGROUND CABLE, ELECTRIC, FIBER OPTIC AND TELEPHONE ARE SHOWN BASED ON SURVEYED LOCATIONS OF SERVICE AND JUNCTION BOXES AND AS-BUILT INFORMATION PROVIDED BY THE INSTALLER (P.W. BROWN, INC.)

REGISTRY USE ONLY

APPROVED: GRAFTON PLANNING BOARD

DATE: _____

LAYOUT BY: BOARD OF SELECTMEN

DATE: _____

TOWN CLERK: _____

THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE AND ADDITIONAL INFORMATION PROVIDED BY OTHERS (SEE NOTES).

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I ALSO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.

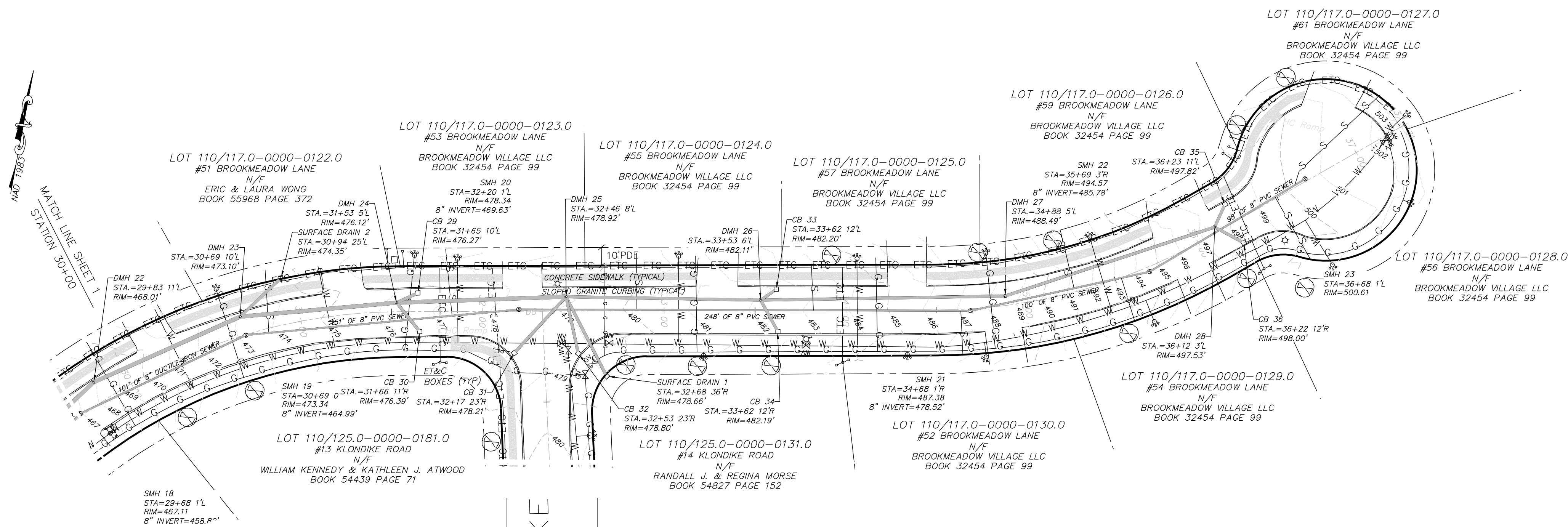
PROFESSIONAL LAND SURVEYOR

DATE: 04/11/18

PLAN AND PROFILE OF
BROOKMEADOW LANE
IN
GRAFTON, MA
OWNED BY:
BROOKMEADOW VILLAGE, LLC

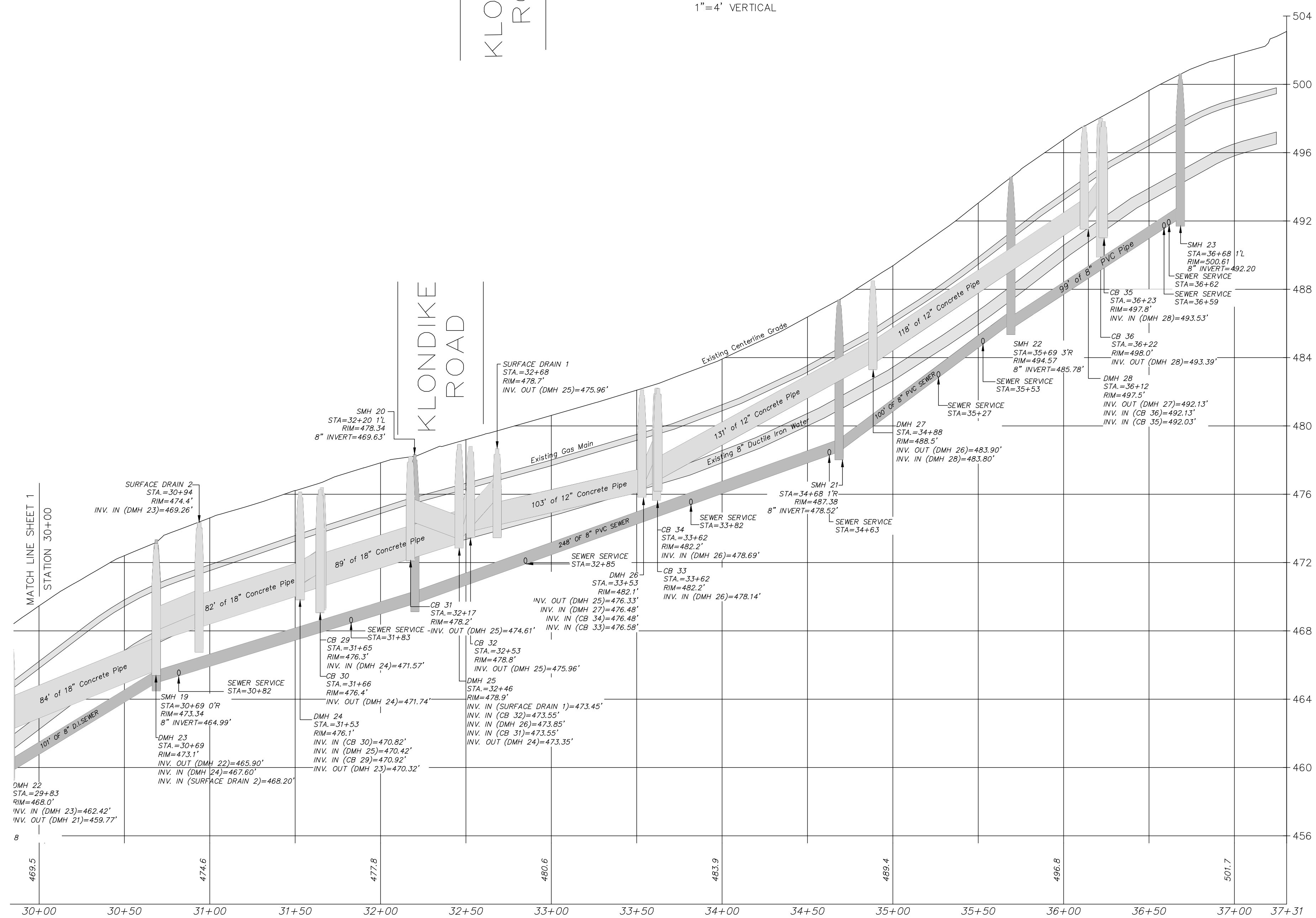
FEBRUARY 13, 2018
REVISED MARCH 14, 2018, APRIL 6, 2018,
APRIL 11, 2018
SCALE 1"=40'
OR AS NOTED

Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
1029 PROVIDENCE ROAD
WHITINSVILLE, MA 01588
(508) 234-6834
























PLAN—BROOKMEADOW LANE

1"=40' HORIZONTAL
1"=4' VERTICAL



PROFILE—BROOKMEADOW LANE

1"=40' HORIZONTAL 1"=4' VERTICAL

- ## LEGEND
- | | |
|---|-------------------------|
|  | = FENCE |
|  | = TELEPHONE BOX |
|  | = CATV BOX |
|  | = ELECTRIC BOX |
|  | = CATCH BASIN |
|  | = DRAIN MANHOLE |
|  | = SEWER MANHOLE |
|  | = FIRE HYDRANT |
|  | = WATER VALVE |
|  | = WATER SERVICE SHUTOFF |
|  | = GAS VALVE |
|  | = GAS SERVICE SHUTOFF |
|  | = LIGHT |
|  | = UTILITY POLE |
| — S — | = SEWER LINE |
| — W — | = WATER LINE—DI |
| — D — | = DRAIN LINE |
| — U — | = UNDERDRAIN |
| — GAS — | = GAS LINE |
| ETC — | = ELEC./CABLE/TELEPHONE |
|  | = LIGHT POLE |
|  | = TRANSFORMER |
|  | = MAIL BOX |
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| LA | = LANDSCAPED AREA |
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| WQMH | = WATER QUALITY MANHOLE |
|  | = DROP INLET |
|  | = STREET SIGN |

NOTES:

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NOTED OTHERWISE

DRAIN LINES ARE 12" REINFORCED
CONCRETE UNLESS NOTED
OTHERWISE

WATER LINES ARE 8" DUCTILE IRON
UNLESS NOTED OTHERWISE

WATER SERVICES ARE 1"
POLYETHYLENE UNLESS NOTED
OTHERWISE

UNDERGROUND CABLE, ELECTRIC, FIBER OPTIC AND TELEPHONE ARE SHOWN BASED ON SURVEYED LOCATIONS OF SERVICE AND JUNCTION BOXES AND AS-BUILT INFORMATION PROVIDED BY THE INSTALLER (P.W. BROWN, INC.)

REGISTRY USE ONLY	0
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APPROVED: GRAFTON PLANNING BOARD

DATE: _____

LAYOUT BY: BOARD OF SELECTMEN

BROOKMEADOW LANE ACCEPTED AT A TOWN
MEETING HELD ON

DATE _____


TOWN CLERK: _____

THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE AND ADDITIONAL INFORMATION PROVIDED BY OTHERS (SEE NOTES).

HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

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 04/06/18
PROFESSIONAL LAND SURVEYOR DATE

PLAN AND PROFILE
OF
BROOKMEADOW LANE
IN
GRAFTON, MA
OWNED BY:
*BROOKMEADOW
VILLAGE, LLC*

FEBRUARY 13, 2018
REVISED MARCH 14, 2018, APRIL 6, 2018
SCALE 1"=40'
OR AS NOTED



PLAN AND PROFILE
OF
KLONDIKE ROAD
IN
GRAFTON, MASSACHUSETTS
OWNED BY:
**BROOKMEADOW
VILLAGE, LLC**
FEBRUARY 13, 2018
REVISED MARCH 14, 2018, APRIL 6, 2018
SCALE 1"=40'
OR AS NOTED

SHEET 1 OF 1

0 20 40 60 80 100 120
FEET

NOTES:
ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
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